

PLANNING COMMISSION
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
November 17, 2015

A meeting of the Berryville Planning Commission was held on Tuesday, November 17, 2015 at 7:30 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

ATTENDANCE: Members of the Planning Commission present: Doug Shaffer, Chairman, Kim Kemp, Vice Chair, Gwen Malone, Sheryl Reid, Debbie Zimmerman, Michelle Marino, Dale Barton, William Steinmetz

Absent: Russ Heikes

Staff present: Christy Dunkle, Assistant Town Manager/Planner

Press present: None

Others present: Alton Echols

Chairman Shaffer opened the meeting at 7:30pm.

APPROVAL OF AGENDA

Ms. Malone moved to approve the agenda as written, seconded by Ms. Zimmerman. The motion passed by voice vote.

APPROVAL OF MINUTES

Vice Chair Kemp noted that a date was incorrect on page three of the minutes. Ms. Marino moved to approve the minutes of the October 27, 2015 Planning Commission meeting as amended, seconded by Ms. Malone. The motion passed by voice vote.

NEW BUSINESS

Discussion - Text Amendment

A.C. Echols, Agent, is requesting the Berryville Planning Commission to initiate a text amendment to Article VI, Section 610.2 in order to increase the square footage of a convenience store as an accessory use to automobile service and repair establishments (including gas stations) from 2,000 square feet to 5,500 square feet in the Business Commercial (BC) zoning district.

Ms. Dunkle said that the applicant is requesting additional square footage for a convenience store as an accessory use in the Business Commercial zoning district. She said accessory uses are subordinate to the principal use, in this case automobile service and repair including gas stations.

Chairman Shaffer recognized applicant Alton Echols. He said the intention has always been to have McNeil connect with Chamberlain Street. He referenced two traffic studies and discussed permitted

uses in the area including the Food Lion, future restaurants and fast food, and the Older Person Residential zoning district. He said trip generation from this area would remain at sufficient levels at full build-out. He added that auto repair should have never been permitted as a use in this zoning district. Mr. Echols asked if the Town wanted all of the tax revenues from a gas and convenience center go to the County or to capture this in Town and referenced the square footage of several convenience stores in the County. He added that anyone who has ever owned a business knows that the size of the operation is an important factor in completion. He referenced the closure of the downtown grocery stores. He said he forced VDOT into installing traffic signals at the 7 Bypass and US 340 and paid \$75,000 a piece for their installation. He said he did it because he wanted to avoid any future traffic fatalities. He said 7-11 convenience stores only attract construction workers and commuters. He said he needed a larger footprint of no less than 4,000 square feet with room for expansion.

Chairman Shaffer thanked Mr. Echols for his comments. He asked about the process for adding a convenience store as a principal use in the BC district. Ms. Dunkle said they would need to hold a public hearing on the matter and recommended a comprehensive review of the district should they wish to move forward with that initiation. She added that the intent of this district is to allow for automobile related highway commercial businesses and that the bulk of the retail operations should remain primarily in the C General Commercial district with light commercial activity in the C-1 Commercial zoning district. There was a general discussion about layouts and sizes of existing stores. Mr. Steinmetz asked if there would be a limit to the number of gas pumps. Ms. Dunkle said there was not and that the size of the fueling area would be dictated by parking requirements. Mr. Steinmetz said he felt that an additional 1,000 square feet would allow for additional flexibility without being the size of a hyper-store.

There being no further discussion, Vice Chair Kemp moved to recommend the adoption of a text amendment to Section 610.2 of the Berryville Zoning Ordinance to Town Council allowing up to 3,000 square feet of gross floor area for a convenience store as an accessory use to auto service and repair including gas stations, seconded by Ms. Marino, the motion passed by voice vote.

Set Public Hearing – Spot Blight Abatement Plan

A public hearing on a spot blight abatement plan and to make findings and recommendations that shall be reported to Town Council concerning the repair or other disposition of a blighted property pursuant to Section 5-5. Spot blight abatement. of the Code of the Town of Berryville for the structure(s) and property located at 203 Moore Drive (Tax Map Parcel #14A2-((10))-B-30).

Ms. Dunkle explained the process of notifying adjacent property owners and the timing of the mailing in Section 5-5 and in the Code of Virginia. She said Mr. Dalton had not heard from representatives from FNMA concerning the remediation of the blighted structure and recommended setting a public hearing for the December 15, 2015. There being no further discussion, Ms. Malone made the motion to set a public hearing for the December 15, 2015 meeting, seconded by Ms. Reid, the motion passed by voice vote.

Set Public Hearing – Text Amendments

The Berryville Planning Commission is initiating text amendments to Article V Administration and Enforcement, Section 505, in order to conform to Commonwealth of Virginia General Assembly modifications.

Ms. Dunkle said that changes to the Code of Virginia prompted the text amendments before them at the meeting. She said she had highlighted modifications to the updated draft text after discussing the ordinance with Mr. Mitchell and distributed the update prior to the meeting. There being no further discussion, Ms. Zimmerman made the motion to set the public hearing for the December 15, 2015 meeting, seconded by Ms. Reid, the motion passed by voice vote.

Discussion – Comprehensive Plan Update Schedule

Ms. Dunkle said that the first four chapters of the updated Comprehensive Plan are included for review. She said the first chapters are being updated with statistics gleaned from 2010 census information. She said that staff from the Northern Shenandoah Valley Regional Commission have been assisting her with updated census and demographic information. She asked if any Commissioners were interested in assisting on the Comprehensive Plan Committee. Ms. Zimmerman, Mr. Steinmetz, Ms. Marino and Ms. Malone agreed to participate. Ms. Dunkle said she would send out some possible dates to consider.

REGULAR SESSION

Citizens' Forum

Chairman Shaffer recognized Mike Confrey, 35 East Main Street. Mr. Confrey said he operates his music business in his home next to Rose Hill Park. He said on several occasions while playing music in his garage, people from the Park came to listen to him and other musicians. He said this prompted an idea to hold an event in Rose Hill Park benefitting the Wounded Warriors program. Commissioners discussed the event with him and recommended discussing the parameters with staff and with Berryville Main Street.

OLD BUSINESS

Uses in the BP Zoning District

Ms. Dunkle said that she had brought this information to Commissioners at the October meeting and asked if anyone might want to discuss modifications with representatives from the County Planning Commission. She said she would meet with them to discuss and report back should that be their choice. Chairman Shaffer suggested that staff meet with County representatives and report back to the Town Planning Commission.

OLD BUSINESS

Planning and Zoning Update

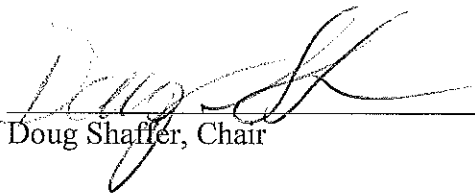
Ms. Dunkle reviewed items included in the update.

Other

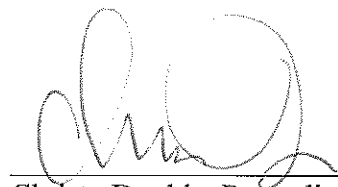
There was no other business

Adjourn

There being no further business, Chairman Shaffer asked for a motion to adjourn the meeting. Ms. Malone made the motion, seconded by Ms. Reid, the motion passed unanimously by voice vote at 8:26pm.



Doug Shaffer, Chair



Christy Dunkle, Recording Secretary